



HERITAGE ISSUES IDENTIFICATION

PLANNING PROPOSAL
AMENDMENT TO PARRAMATTA CITY CENTRE LEP 2007
SORRELL STREET / HAROLD STREET
PARRAMATTA NSW 2150

FEBRUARY 2017

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Issued: February 2017

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REVISED PLANNING PROPOSAL

CNR SORRELL STREET & HAROLD STREET PARRAMATTA NSW 2150

1.0 INTRODUCTION

This report identifies the heritage issues and assesses impacts of likely development that would follow the implementation of a Revised Planning Proposal for the subject site. The Proposal does not fully align with the policies of the Council for transitional developmental form recommended by a report prepared by Urbis that requires a stepped approach adjoining heritage conservation areas.

The Revised Planning Proposal has been prepared by Architectus on behalf of Rebel Property Group and is supported by an Urban Design Report dated December 2016.

This report has been prepared in accordance with the principles of ICOMOS Burra Charter (the *Australia ICOMOS Charter for Places of Cultural Significance*) and generally guided by the NSW Heritage Branch guidelines for “Statements of Heritage Impact” (2002).

Assessment of Indigenous and Non-Indigenous historical archaeology is specifically excluded from this study.

1.1 Site Location

The site occupies land on the south west corner of Sorrell Street and Harold Street, North Parramatta. The site consists of a heritage item at 53 Sorrell Street and houses located at 23, 25 & 27 Harold Street.

The location of the site and its surrounding context is shown in the aerial photograph at Figure 1



Figure 1 — Aerial photograph showing site and context. North at top of page.

1.2 The site configuration

The proposed development site is comprised of 4 individual allotments containing individual houses at 53 Sorrell Street and 23 - 27 Harold Street.

No. 53 Sorrell Street is identified as an Item of Environmental Heritage in Schedule 5 of the Parramatta LEP. A large two storey house with an entry off Harold Street, the house is separated visually from larger development to the west by mature vegetation on the site, and in particular, a large gum tree in the rear yard of the item.

The three lots fronting Harold Street contain single storey houses of the mid 20th century period which are not located in the conservation area and have no identified heritage value.

To the west, a multi storey commercial building is located on Church Street. To the north are located three storey residential flat developments.

Opposite in Sorrell Street are located a group of Locally listed, single storey residences and an item of State heritage significance identified as items of environmental heritage in Schedule 5 of the Parramatta LEP.

To the west on Church Street is a 4 Storey commercial building.

1.3 The Planning Proposal

The Revised Planning Proposal for the site has been prepared by Architectus on behalf of Rebel Property Group Pty Ltd.

1.4 Authorship

This heritage assessment report was prepared by Robert Staas, Associate Director / Heritage Consultant, and Léonie Masson, Historian, of NBRS+PARTNERS.

2.0 DOCUMENTARY EVIDENCE

2.1 Development of North Parramatta

The following history is reproduced from the Parramatta City Council Heritage Control Plan 2001.

Development north of the Parramatta River came later than in the heart of the town, south of the river. By 1825, some modest development had occurred, mostly east of Church Street, with a handful of buildings west of Church Street. As in most of Parramatta, land was acquired from the Crown as Town Allotments, either as a Crown grant on the basis of possession in 1823, or by purchase from the Crown. The original allotments were large compared with the scale of the first buildings with the result that most allotments have been re-subdivided several times. Nevertheless, most of the buildings face north or south as in the original allotment pattern.

Analysis of historical plans of Parramatta shows that a ribbon of development developed along Church Street, with a scattering of buildings behind. Throughout the nineteenth century, dwellings were built and demolished in the

area west of Church Street, with the quality and scale of buildings increasing and the area remaining residential.

By 1846, there was little development north of Fennell Street, apart from along Church Street. The only building from this period is Roseneath, built c1837, but there are likely to be some below ground archaeological deposits. A decade later, when the streets were surveyed to enable them to be officially aligned, more cottages had been erected, of which the small cottage at 1 Villiers Street is the only one remaining in this area. Several dwellings remain from the 1860s and 1870s, including the large Victorian residence in Villiers Street, at the corner of Harold Street, a pair of Victorian semidetached dwellings at 1 and 3 Grose Street, brick cottages at 10 and 12 Grose Street, and cottages at 16, 18, 20 and 22 Fennell Street.

Residents included business people from the heart of Parramatta, for example in O'Connell Street, and also skilled craftsmen, particularly in the area south of Fennell Street.

The 1880s was the most intensive period of development. The economic confidence of the time encouraged speculative builders and landowners to build houses. Dwellings erected about this time include a substantial brick dwelling at 2 Fennell Street, corner of O'Connell Street, and houses at 4, 9, 11 and 12 Fennell Street. By 1895, when the area was surveyed for the sewerage system, a relatively dense pattern of houses had developed, with only a few pieces of vacant land west of Church Street. Dwellings erected by 1895 included two houses at 6 and 8 Grose Street, built for master baker John Downey as his private residence, and for letting purposes.

The pattern of residents west of Church Street apparent in 1884 was still current in 1901, as shown in the Sands Directories. This area remained popular with business people. The proprietor of the Cumberland Argus, R. S. Richardson, lived in O'Connell Street, as did J. H. Murray, of the prominent Parramatta mercantile family and Patrick Long a grocer established in North Parramatta. Other notable citizens still lived between O'Connell and Church Streets.

Some redevelopment continued into the early twentieth century, for example the Federation style cottages at 15 and 17 Grose Street. The area retained its character as an area for cottages, with some houses built each decade. From the 1960s onwards, the Parramatta Council approved two and three storey residential flat buildings in North Parramatta, most of which involved the demolition of two or more small old dwellings.

In 1998 North Parramatta contains a mixture of small nineteenth and early twentieth century dwellings, bungalows from the twentieth century, and residential flats and units from the 1960s-1990s. With consent of Council, some of the buildings built for residential use are now in use for small businesses.

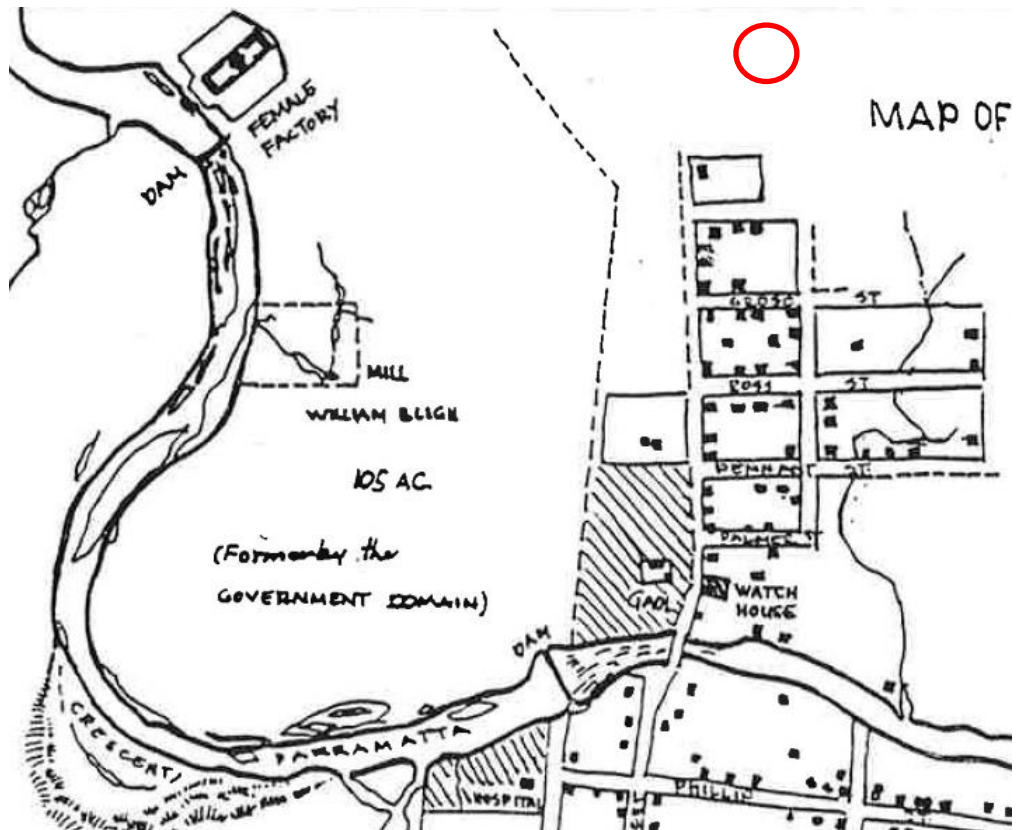


Figure 2 – Detail from Map of the Town of Parramatta in 1822, showing minimal development in North Parramatta. (Source: Reproduced from Kass, T, et al, Parramatta: a past revealed, 1996, p113)



Figure 3 – Extract from William Meadows Brownrigg, Map of the town of Parramatta and the adjacent properties, 1844. (Source: SLNSW, Z/M3 811.1301/1844/1)

2.2 History of the Subject Site

53 Sorrell Street is located on Town Allotment No. 4 Section 21, comprising 1 rood 21 perches of land granted by purchase to Charles William Hunt. 23, 25 and 27 Harold Street are located on part of Lot 38 Section 21, granted by purchase to William Carter. These allotments as sold are shown on the 1857 plan of sale reproduced at Figure 5. Charles William Hunt later ceded Lot 4 to his younger brother, George Thomas Hunt who appears to have built the house at 53 Sorrell Street by 1876. The residence was called "Currawong".



Figure 4 – Extract from map of the town of Parramatta and the adjacent properties as surveyed by W. Meadows Brownrigg, 1844. Subject site still identified as Crown Land. (Source: SLNSW: M4 811.1301/1844/1)

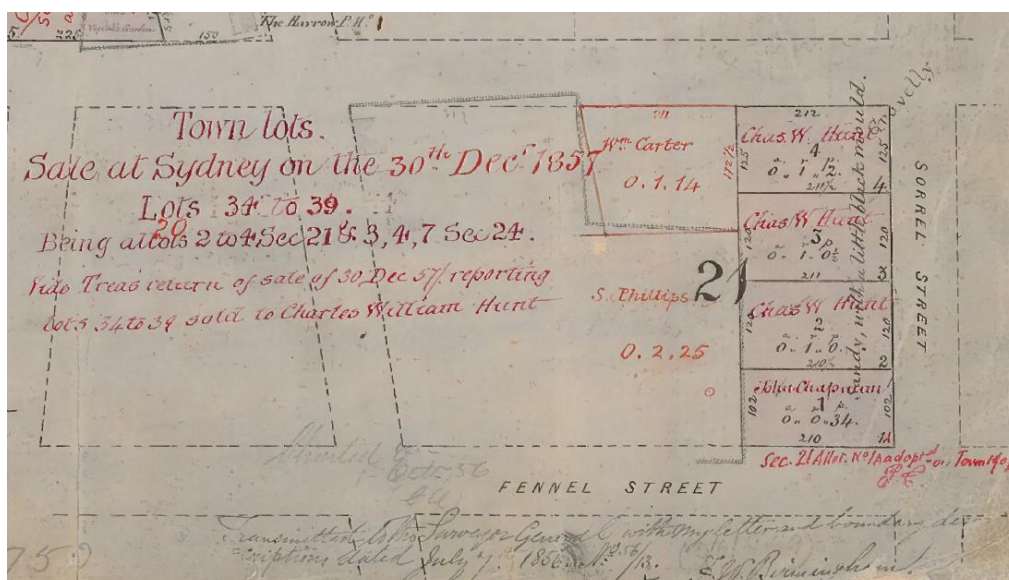


Figure 5 – Extract from Plan of Seventeen Surveyed Allotments in Sections 21, 24 and 24a Town of North Parramatta, Parish of Field of Mars, County of Cumberland, 1857. (Source: NSW Land & Property Information, Crown Plan P125-750)

George Hunt was a well-known orchardist at Dural, and retired to his home at the corner of Harold and Sorrell Streets, Parramatta where he died in August 1899. The property encompassed Lots 3 and 4 in Sorrell Street and originally comprised a carriages house, harness room and feed shed with the three lots planted out with Camphor Laurel trees. The footprint of the house and outbuildings is outlined in the 1895 detail survey shown at Figure 7. According to family information, George T Hunt and his wife occupied the house from about 1889 to their respective deaths in 1899 and 1902. Their daughter, Lydia Ann continued to reside here until her marriage in 1905. John Charles Hunt moved into Currawong from Dural at that date and lived in the house until his death in March 1930. His widow, Anne Marie and her sister, Eliza Golledge, occupied Currawong until 1938 when the property was sold.¹ The property was subdivided into five allotments in 1940 as shown in Figure 9 whereupon 53 Sorrell Street became Lot 1 in DP19079.

Of the three houses in Harold Street, 23 was built between 1937 (when Lots 1 and 38 in Section 21 were subdivided into five lots as DP18261) and 1943 when an aerial survey of Sydney was undertaken (Figure 10). 25 and 27 Harold Street were built after World War II. There were however structures erected on the site by 1895 and these are shown on the detail survey plan (Figure 7). These do not appear to have been residential in nature and would seem to be connected to the adjoining parcel of land fronting Church and Harold Streets and comprising Lot 38 of Section 21. This and Lot 1 in Section 21 was granted by purchase to William Carter. 23-27 Harold Street have been described since 1937 as Lots 3-5 DP18261 (Figure 8).

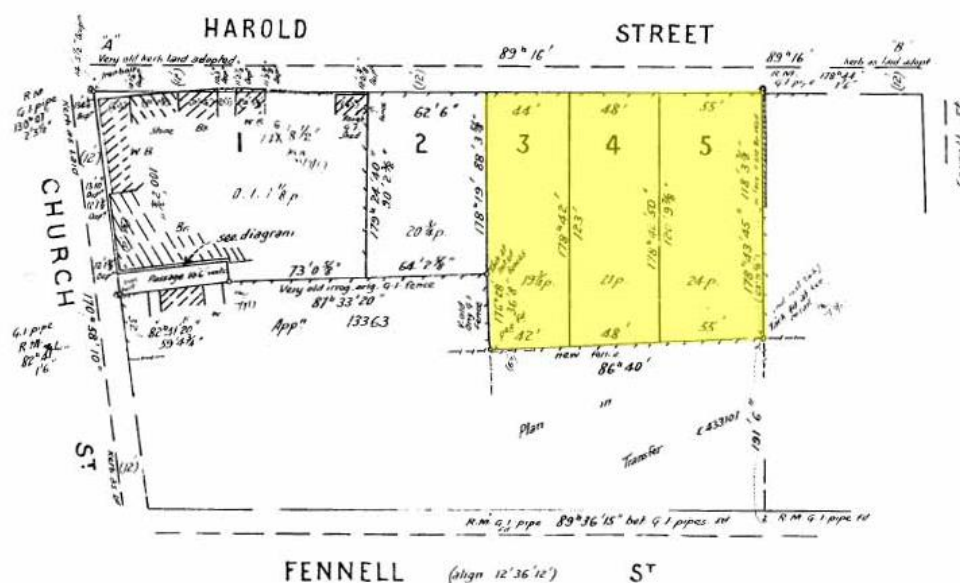


Figure 8 – Plan of subdivision of land in Certificate of Title Vol 2431 Fol 186, Town of Parramatta, Parish of Field of Mars, County of Cumberland, 1937. (Source: NSW Land & Property Information, DP18261)

¹ George Thomas Hunt, ancestry.com.au, viewed 2 August 2016

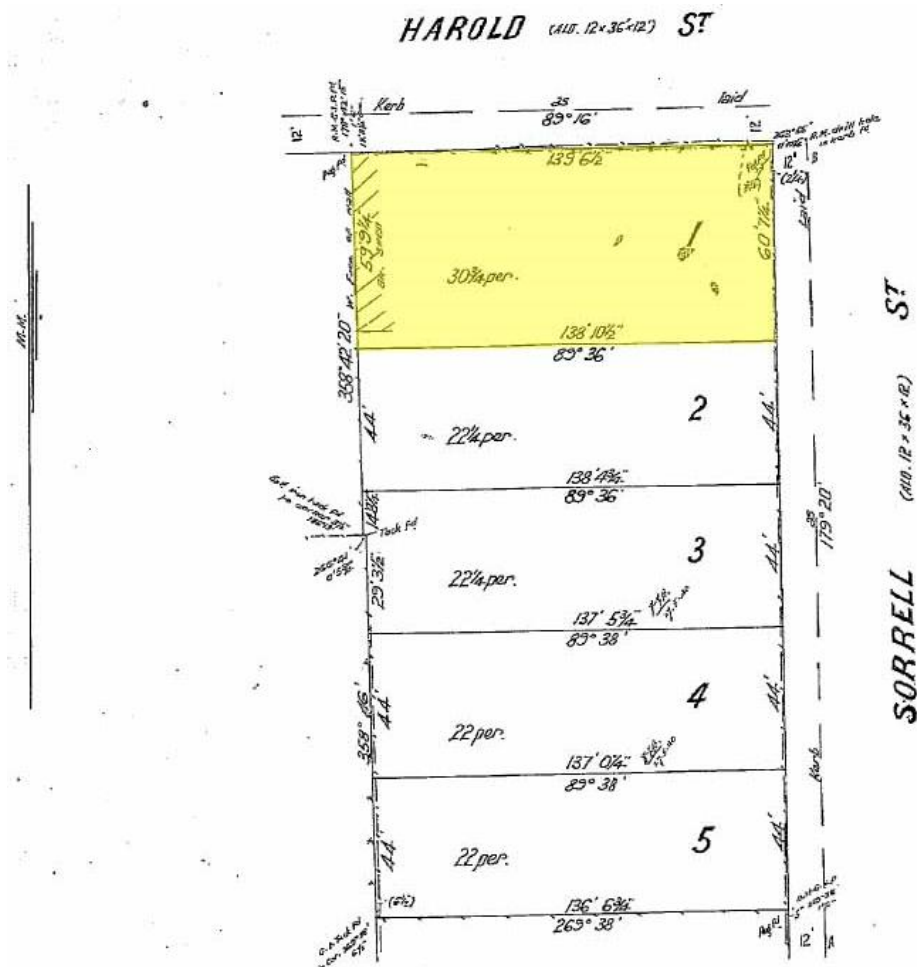


Figure 9 – Extract from Plan of Subdivision of land in Certificate of Title Vol 4843 Fol 13, Parish of Field of Mars, County of Cumberland, May 1940. (Source: NSW Land & Property information, DP19079)



Figure 10 – Extract from 1943 aerial survey of Sydney showing study site shaded yellow. (Source: NSW Land & Property Information, SIX Maps)

3.0 HERITAGE LISTINGS

No.53 Sorrell Street is identified as a local heritage item Schedule 5 of the Parramatta Local Environmental Plan and is also located within the Sorrell Street Conservation Area



Figure 11 – Extract from Parramatta Heritage Map showing the subject site, circled, and the adjacent heritage items and Sorrell Street Conservation Area.

53 Sorrell Street

Statement of Significance: 'Currawong'

The house at 53 Sorrell Street is of significance for Parramatta for historical and aesthetic reasons, and as a relatively rare example of high quality, Victorian Italianate, two storey villa in the area. The house, built c. 1885, makes a very strong contribution to the streetscape and the Sorrell Street Conservation Area.



Figure 12 – Currawong, corner of Sorrell and Harold Streets, Parramatta North.

Description:

53 Sorrell Street, known as 'Currawong', is a two-storey asymmetrical double-fronted Victorian house with notable features of Filigree and Italianate styles. The facades are stuccoed brick walls with slated roof. The roof is hipped, with projecting gable front, decorated with a timber gable screen. In the gable is a projecting truncated tower (bay window) to ground floor, with open balcony above the bay featuring a concave roof. There is a double-corniced string line below top windows in the projecting truncated tower only. The verandah stretches over the recessed front on both storeys, to the projecting gable (tower, i.e. bay window). Cast iron (filigree) balustrading between timber posts and timber flooring are features of both levels of the verandah and the balcony. Verandah has a convex corrugated iron roof with hip corner. Verandah posts are paired timber posts, stop chamfered, with timber cross beams as valance on ground floor and the balcony in bay. Window sills are sloping, rendered and moulded sills with paterie in each corner. Windows have rendered label moulds above segmented arches. The main entrance is from the side (on Harold Street) while the main (Sorrell Street) elevation has glazed French doors to verandah with segmented arch transom lights above and with louvred shutters. Fence is stepped aluminium spearhead palisade. Garden is relatively well kept. Main entrance has a gabled slate roof porch. The door features glassed transom light in segmented arch, sidelights with dark green glass, and a four-panel timber door with round arches in top panels.

State Heritage Items

The *Heritage Act 1977* provides for the management of places on the 'State Heritage Register' [SHR] and for excavation of relics and other archaeological remains and deposits generally. A site nearby that is entered on the SHR is 54 Sorrell Street.

I00379 – 'Endrim' – 54 Sorrell Street, corner of Harold Street

Statement of Significance

Professional, trade and manufacturing practice - example of the work of notable architect and builder, James Houison. Evidence of the major regional role of institutions in history of Parramatta.

Description

A well-constructed symmetrical 3 bay house of two storeys with a Tuscan porch to the main door and a cantilevered balcony at first floor level on the garden elevation. Situated well back from the road in a mature garden and screened by a high timber fence. National Trust (Parramatta Branch):

Fabric: Slate roof. Walls are ashlar sandstone in large blocks with sandstone string line at first floor level. Kitchen and stable building also sandstone.

Roof Construction: Hip. Cantilevered balcony with cast iron brackets on south side above a glazed conservatory. A single- storey sandstone attached building to north side and sandstone stables.

Chimneys: Large sandstone chimney with stepped corbels on south side, north a single sandstone chimney. Four square tapered chimney pots on south chimney, one on north side.

Verandah: Classical entrance portico faces east with flat roof. Glass conservatory built below cantilevered balcony.

Verandah Floor: Sandstone.

Verandah Supports: Classical corniced entablature set on tapered Tuscan sandstone columns and sandstone Tuscan pilasters. Sandstone steps and porch floor.

Verandah Decoration: Cast Iron lace balustrade on balcony only.

Window Sill: Sandstone. Exterior Doors: French doors with glazed upper panels and simple mould panels below lock rail.

Fence: High timber paling fence. Tall sandstone gateposts with stepped cornices and pyramid tops drive way gates. Panelled timber drive way gates. Pedestrian timber panel gate in Sorrell Street.

Garden: Well kept, large extensive grounds with house set well back from road with gravel drive to east side where front door is situated. Mature trees abound which were possibly planted by original owners.

Architectural Style: Victorian Georgian two-storey house with Tuscan porch and sandstone gabled stables.

Front Door: Fan-shaped leadlight decoration in transom light above oval leadlight decoration in fully glazed sidelights. Below a six panelled timber door with simple moulds.

Other Features: Sandstone coach house and kitchen on northern boundary.



Figure 13 - Aerial view showing the curtilage of 'Endrim' opposite the subject site in Sorrell Street at the north east corner of Harold Street.

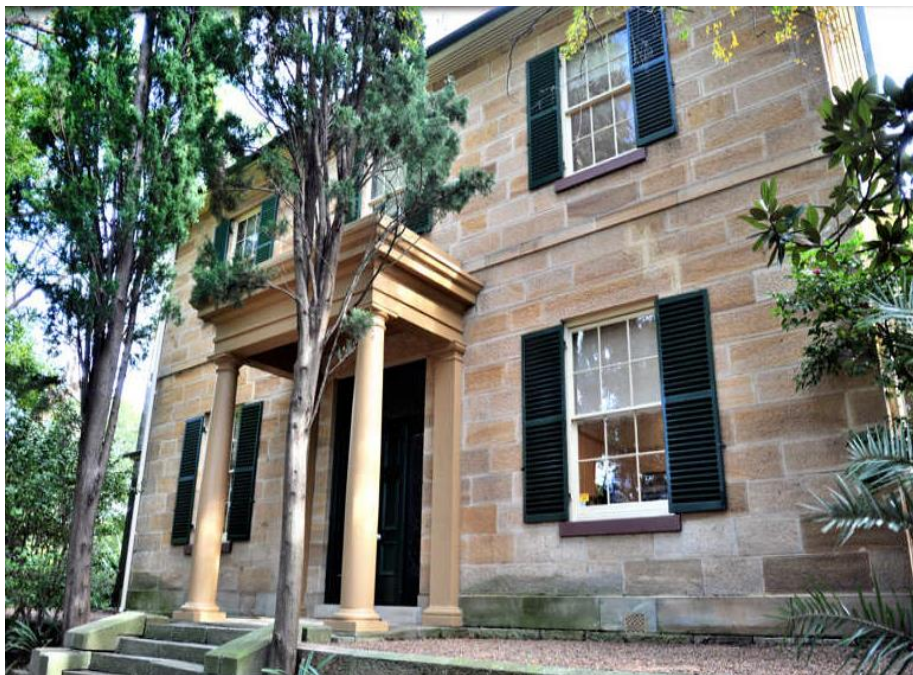


Figure 14 – 'Endrim' at 54 Sorrell Street opposite the subject site. Entered on the State Heritage Register.

Other Local Heritage Items

Local Heritage Items in the immediate vicinity of the subject site include:
Items No. I 418 & I 419

I 418 – 50 Sorrell Street North Parramatta

Statement of significance

The house at 50 Sorrell Street is of significance for Parramatta for historical reasons, and as a representative example of Victorian cottages in the area. The house, built c. 1872, makes a strong contribution to the streetscape and the Sorrell Street Conservation Area.

Description

Single storey Victorian house of brick in Flemish bond, formerly painted but now sandblasted, with hipped corrugated iron roof. Concrete paved verandah has ogee roof and timber posts. Two French doors with timber louvre shutters flank the main entrance on front elevation. The site is enhanced by a large tree on the footpath. Verandah across the front has a corrugated iron convex roof with hip corners, with stop chamfered timber posts and modern tiled concrete floor. Main door and French doors have sandstone sills/thresholds. Main door has transom light above Victorian four-panel door with bolelection moulds and bottle glass upper panels. French windows also have transom lights, bolelection mould panels below and glazed panels above. Fence is undulating round-top timber picket between brick posts and on low brick wall/plinth. The site was fully concreted as two large townhouses were added at the rear of property.



Figure 15 - 50 Sorrell Street opposite the subject site

I419 – 52 Sorrell Street North Parramatta

Statement of Significance

The house at 52 Sorrell Street is of significance for Parramatta for historical and aesthetic reasons, and as a representative example of Victorian cottages in the area. The house, built c. 1870, makes a very strong contribution to the streetscape and the Sorrell Street Conservation Area.

Description

Single storey mid-Victorian house of speckled brown brickwork (now painted) in Flemish bond on sandstone foundations, with steep hipped corrugated iron roof. Main elevation is symmetrical with two French doors with shutters flanking the main entrance. Front verandah is ogee with hip corners, and corrugated iron roof supported by square stop chamfered timber posts. Verandah floor is concrete with stone edging. Two tall rendered brick chimneys are on either end of cottage roof. Front Door has a glassed transom light over modern four panelled timber door, recessed and beaded. French doors have transom lights, and door leafs with bolection mould panels below and glazed panels above. Fence is now modern, while in the 1990s an early timber post-and-rail fence was noted.



Figure 16 - 52 Sorrell Street opposite the subject site

I422 – 56 Sorrell Street North Parramatta

Statement of Significance

The house at 56 Sorrell Street is of significance for Parramatta for historical and aesthetic reasons, and as a representative example of quality Interwar Bungalow style residence in the area. The house, built c. 1935-1936 makes a contribution to the streetscape and the Sorrell Street Conservation Area.

Description

The house is a typical Interwar Bungalow as evidenced by its single storey, tuckpointed liver brick walls and terracotta-tiled hipped roof with timber double-hung sash windows and sandstone coping to verandah balustrade. The cottage, built 1935-6, demonstrates some Art Deco influence, particularly in interesting stained glass details. The front verandah has been fitted with a later metal awning. The fence is a brick-and-pipe-rail fence contemporary with the house. Mature garden and shrub plantings contribute to the house's setting. The allotment was excised from land around "Endrim". The property comprises a fibro garage and large rear garden.



Figure 17 - 56 Sorrell street located to the north east of the subject site across Sorrell Street

3.1 Views to the heritage item

The most significant view to the heritage item on the subject site is the diagonal view at the intersection of Harold and Sorrell Streets where both its elaborate front façade treatment and side entry can be seen. In this view the building, which is prominent because of its scale and corner location, is seen against a backdrop of mature native vegetation which tends to screen it from other development to the south and west.

This view including the existing trees should be maintained in any development proposal for the land in Harold Street that adjoins the heritage item.

There are no direct views from the State heritage item, 'Endrim', to the subject site as a result of its location on its site and the dense vegetation in its own curtilage.

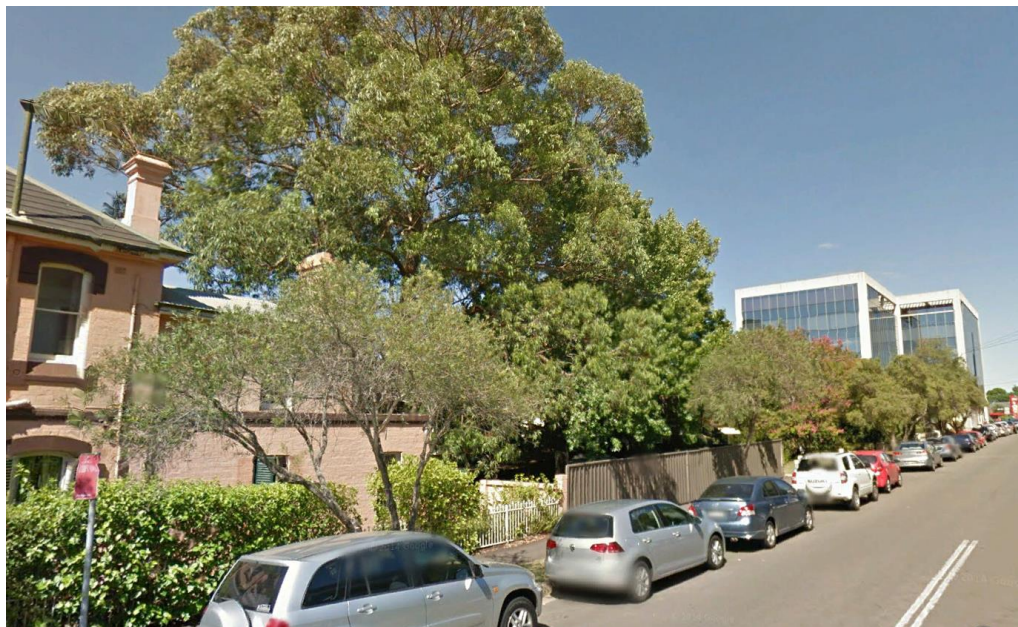


Figure 18 - View along Harold Street to the development site showing the existing mature native tree and the existing development on Church street to the west.

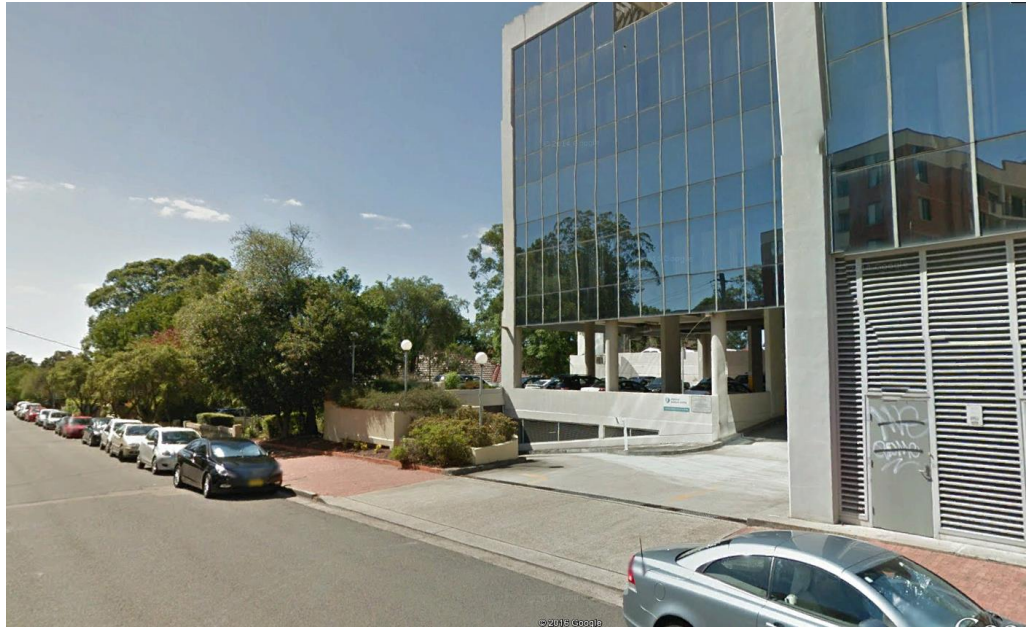


Figure 19 - View looking south east along Harold Street to the heritage item which is beyond the large tree at the far end of the vista.



Figure 20 - View to the subject site from Sorrell Street looking north west. The heritage item is defined in this view by the large native tree in the middle of the image.



Figure 21 - View to the subject site from east in Harold Street looking west. The heritage item is defined by the large native tree to the right of the image.

The issue of views in Parramatta has been considered and is in part controlled by a series of vistas established in the DCP as well as a study relating to the World Heritage Area surrounding Old Government House by Planisphere which identifies areas of visual sensitivity.

The subject site is a considerable distance from the Parramatta CBD and from the site of Old Government House.

The diagram below from the DCP indicates a distant view from Mays Hill to the line of distant hills to the north, View 8 which would not be affected by development of the subject site.



Figure 4.3.3.4. Historic Views

Identified View	Significance
1. Old Government House view northeast to the river, Old King's School building and site of former Government farm.	Key historic view demonstrating the relationship between the Governor, early Government farm and major school institution. Setting of both heritage items.
2. Views east to St John's along Hunter Street, available back to Parramatta Regional Park.	Hunter Street framed view to St John's church.
3. Views to St John's church and square from north	Historic main street approach to city centre and St John's historic church and other heritage items in view.
4. Views west, from eastern side of square, mall, Civic Place and Town Hall.	Backdrop/setting of church. Views to church and spires.
5. Views north and south along Church Street, including view of ANZ Dome and heritage buildings, St John's Church spires to the south and St Peter's church.	Historic main street and approach to city. A number of heritage buildings.
6. Approach to Parramatta south along Church Street from Fennell Street, sequential views.	Historic main street and approach. Relatively consistent scale and setback of streetscape.
7. Views along George Street to Parramatta Park gatehouse and trees.	Key historic street approach to the park. City edge of park, framing views to gatehouse, trees and Old Government House (not now visible), views of streetscape, heritage items.
8. View from Marys Hill across Parramatta's City Centre to distant hills.	Key historic viewing point from the highest part of the Parramatta Park with best views of the city in the river valley, glimpses to hills behind the city between buildings.
9. View from The Crescent to the distant hills Key historic viewing point from the ridge of The Crescent	Key historic viewing point from the ridge of The Crescent to glimpses of distant hills between buildings.

Figure 22 – Figure 4.3.3.4 'Historic Views' from the Parramatta Development Control Plan 2011. North at top of page.

4.0 THE PLANNING PROPOSAL

A contextual approach to the design constraints for development has been adopted following a thorough analysis of the context, views and existing and proposed development controls.

Several options were considered including that dictated by the current planning controls for the site, the controls suggested by Council officers for transitional height adjacent to the heritage item and a stepped height approach. Of these the latter is recommended to provide the best urban design outcome and to have acceptable heritage impacts on the items and the conservation area.

Proposed development maintains the whole of the Lot Curtilage of the heritage item and provides for a podium that reflects surrounding scale relationships with the two-storey heritage item and the overall character of the conservation area in Sorrell Street.



Figure 23 - Potential development based on proposed option for massing of built form to achieve transitional development character between Church Street and Sorrell Street.

A stepped tower of 13 and 25 storeys that forms a clear transition to future development on Church Street to the west and the lower scale of the conservation area. This is demonstrated in the Planning Proposal documentation by views taken from critical locations identified as Key views.

In these views the proposal is generally seen only in glimpsed views between vegetation along Sorrell Street and behind existing three storey apartment blocks which are not contributory to the areas character or significance. The proposal in these views is well within the scale established by the taller developments to the west in Church Street.

This design approach creates an appropriate transition from Church Street to Sorrell Street, provides potential for sensitive podium presentation to Harrold Street while achieving a strategic development potential which is appropriate to its City Centre location and provides a sensitive response to the visual context that combined with high quality architectural design will ensure an outcome that is appropriately integrated into the changing aspects of this location.

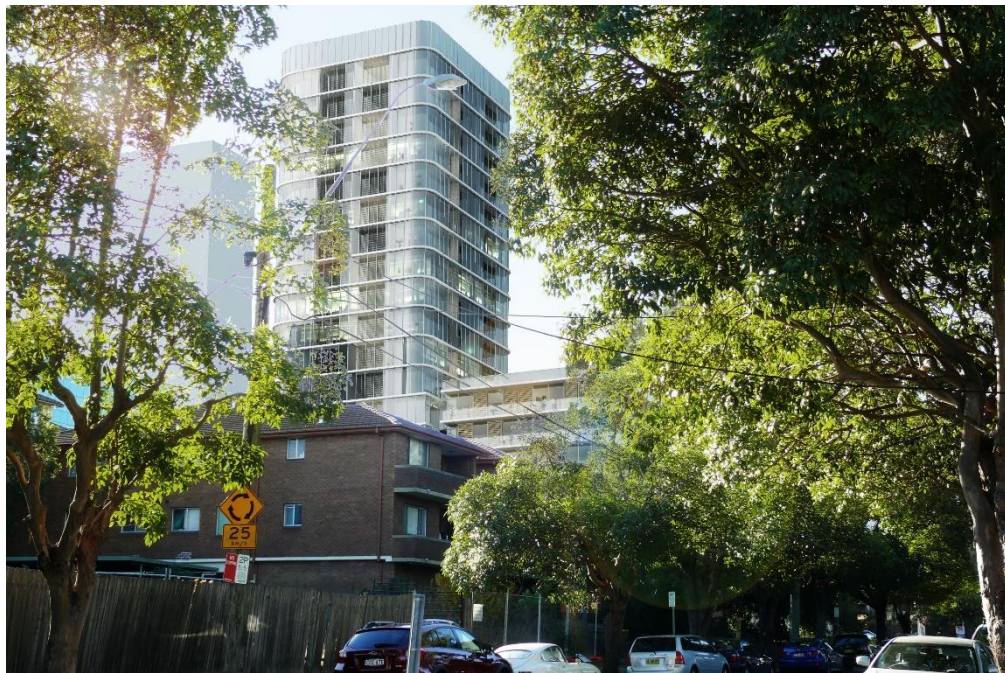


Figure 24- View to proposed development site showing potential building design in context of existing unit style development to the south in Sorrell Street. Views from this location are generally limited by the existing street trees.

4.1 Heritage Impacts on Local Heritage Items in the Vicinity of the Site

The local heritage items in the immediate vicinity of the subject site are located along the Sorrell Street corridor and would be largely unaffected by development at the rear of the heritage item on the site. These buildings do not rely on the subject site for their wider setting or curtilage and the proposal in this application for the application of appropriate transitional height maintain the existing situation on Sorrell Street would make little impact on their identified heritage values for Parramatta.

4.2 Heritage Impacts on State Significant items in the Vicinity of the Site

The State heritage item in the immediate vicinity of the subject site is also located opposite on the Sorrell Street corridor and would be largely unaffected by development at the rear of the heritage item on the site. The building is set in a large landscaped setting and does not rely on the subject site for its wider setting or curtilage and the proposal in this application for the application of appropriate transitional height maintaining the existing situation on Sorrell Street would make little impact on its identified heritage values for Parramatta or NSW.

5.0 OLD GOVERNMENT HOUSE & THE GOVERNMENT DOMAIN (OGHGD)

The Commonwealth *Environment and Biodiversity Conservation Act 1999* [EPBC Act] provides for the conservation and heritage management of Commonwealth, National and World Heritage.

Statement of Significance:

Old Government House and the Government Domain (also known as the Governor's Domain) at Parramatta Park are primary sites associated with the foundation of British colonial settlement and provide a tangible link to Australia's colonial development of 1788.

Old Government House at Parramatta is the oldest surviving public building on the Australian mainland, and the only early colonial Government House to have survived relatively intact. A section of the brick flooring of the Phillip era building of July 1790 survives while the three rooms at the front of the main section of the house date to Governor Hunter in 1799. The remainder of the main house and the two side pavilions date to Governor Macquarie in 1818.

Convicts built many of the structures in the place and were the labour force which operated the farming and other enterprises that occurred there. The house itself and the surrounding historic elements such as the bathhouse, carriageways and gatehouses, and the remains of Governor Brisbane's observatory, all reflect the establishment of agricultural production, the administration of the colony, the administration of the convict system in Australia, the commencement of town planning, and the site of some of Australia's earliest astronomical and botanical endeavours.

The Government Domain is an extensive cultural landscape that has yielded archaeological evidence and has the potential to yield more, particularly in terms of a convict workplace. Historical documents and images are available in public records which provide supporting information.

Old Government House in its setting of the Government Domain is significant as a cultural landscape of importance in Australia's history. Although the site has been reduced from the original 99.6 hectares to 85 hectares, it contains a number of historic elements that demonstrates cultural processes in Australia's development from a penal colony dependant on Great Britain to a self-governing colony. These elements include the house itself where the patterns of use and

living established by the early governors is still legible. Other elements include the establishment of the Government Garden which marked the commencement of successful agricultural production in Australia.

Old Government House also reflects early colonial and convict administration, and historic elements within the Domain provide evidence of the beginnings of astronomical and botanical science in this country. The development of the house itself mirrors the growth and complexity of the process, both as the Governor's home and as the seat of administration.

Old Government House and the Government Domain at Parramatta Park are significant for their association with the life and work in Australia of the early colonial governors. Governors Phillip, Hunter, King, Macquarie and Brisbane all resided and worked at the house, and all have left their mark on the site through their development of the fabric of the respective buildings and the enhancement of the Domain. Old Government House and the Domain provide a remarkable insight into the life and work of these governors. This insight is enhanced by the wealth of information available about the site, both in terms of its documentation and the pictorial representations and photographs of the various stages of its development.²

As mentioned above, the Commonwealth *Environment and Biodiversity Conservation Act 1999* [EPBC Act] provides for the conservation and heritage management of Commonwealth, National and World Heritage.

Old Government House and Government Domain (OGHGD) within Parramatta Park - about a kilometre south west of the subject site - are together included on the National Heritage List. A large part of the National Heritage listed property is also inscribed on UNESCO's World Heritage List as part of the Australian Convict Sites serial listing.

The Commonwealth is the State Party to the World Heritage Convention and it administers the management of Australia's World Heritage under the EPBC Act. Notwithstanding New South Wales and local government authorities such as Parramatta City Council have no 'consent role' in specifically assessing impacts on World Heritage, the PDCP2011 (page 268) provides controls to guide management of the National and World Heritage values by reference to the 2012 technical report '*Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values*' (the 'technical report') prepared by Planisphere in 2012.

The subject site is well removed from the context of Old Government House and the Government Domain, however, their universal heritage values demand that impacts of development throughout the Parramatta area be examined. The proposal may be visible from the heritage place however the Technical report prepared by Planisphere to assess potential impacts confirms that the site is not in a highly sensitive area and that it is unlikely that there would be and significant impacts of future development as proposed.

² Commonwealth Heritage List, Place ID 105957.

The 'technical report' concludes that, although there may be impacts on the World and National Heritage values of OGHGD arising from developments, there is no risk in areas that are not 'highly sensitive' of developments resulting in 'significant impacts' upon the World and National Heritage values. Consequently, if the assessment of impacts were based on the 'technical report' as has been done in the past, referral to the Commonwealth Department of the Environment will not be required under the EPBC Act. A referral to the Department may be made should such confirmation be desired.

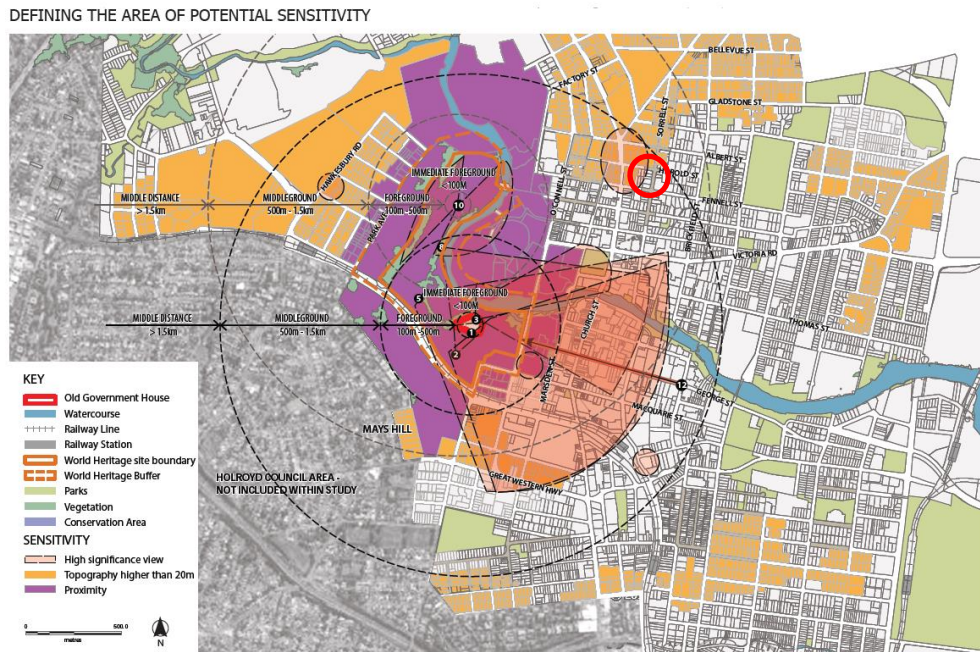


Figure 25 – Defining the Area of Potential Sensitivity, Planisphere Technical Report, page 79. Subject site is indicated by red circle annotated by NBRSPartners. The site falls outside the high significance views

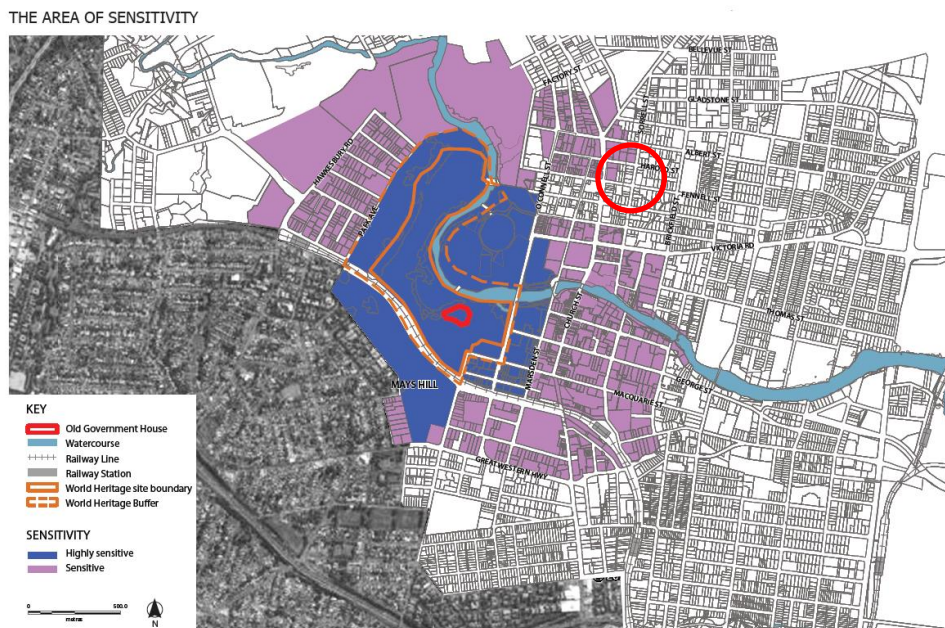


Figure 26 – The Area of Sensitivity, Planisphere Technical Report, page 81. Subject site is indicated by a red circle and falls outside the sensitive area defined in the study.

6.0 TRANSITIONAL DEVELOPMENT OPTION

Council has considered a from a report by Urbis that suggest that appropriate transitions in scale between Heritage Conservation Areas and new development should be achieved by small scaled stepped built form. These recommendations are at odds with the Council's existing development controls for this site.

In other locations, it has been demonstrated that a more direct transition is acceptable rather than the adoption of small scaled stepped forms as proposed in the Urbis Report.

The Planning Proposal in this application suggests a stepped built form of a stepped tower development which builds up to existing development approvals on Church Street to the west while providing appropriate scale transitions with the use of a podium to the perimeter of the site. Separation of at least 12 metres is achieved to neighbouring towers and a separation of 18 metres is proposed to the rear of the heritage item on the site. This separation provides for retention of the existing mature tree that creates the visual separation to Sorrell Street.

The proposed Podium would be provided along Harold Street and is set to the street boundary. The stepped tower form is set 4 metres back from the street frontage. The lower tower form is set 18 metres from the rear of the adjoining heritage item while the higher tower element is a further 19 metres to the west. This form would ensure minimal impact on the heritage items in the vicinity and on the streetscape of Sorrell Street.

This approach which is presented in the Urban Design Study as the preferred option 3 achieves the desired visual transition without the necessity of compliance with a low scaled stepped built form as currently recommended by the Council in place of the existing adopted strategy for development in this location adjoining the Sorrell Street Conservation Area.

7.0 POTENTIAL HERITAGE IMPACTS

Development of the subject site as shown in the preferred scenario which forms the basis of this Planning Proposal should be seen as part of the evolving development of the city edge. While taller developments may affect the wider visual setting of the nearby heritage items and their immediate settings, they have been accepted as being generally reasonable to the context of this area which is undergoing substantial change.

This Planning Proposal will result in some additional height and floor space on the subject site which has however been considered in regard to urban design character and heritage impact as being an acceptable change that is transitional in relation to the conservation area and compatible with the surrounding development controls to the west.

The principal issue relating to the local heritage items is the modification of their immediate visual context and the juxtaposition of scale relationships that reflect the changing planning controls for the area. In this regard development of the subject site as proposed, will have some minor additional visual impacts but will not significantly alter the existing context in which the items are currently located, perceived and appreciated.

Appropriate mitigation for these impacts would include treatment of the public domain and maintaining and enhancing landscaping. Appropriate design considerations for the context of the new development has been considered.

8.0 CONCLUSION

The Planning Proposal in this submission to alter the site configuration and height potential for future development from the current option preferred and adopted by the Council to achieve an acceptable transition to the conservation area, does not adversely or unacceptably impact upon the identified heritage significance of the nearby local heritage items, State Heritage Register listed items, Commonwealth heritage listed places, or National and World Heritage listed properties.

The Proposal can be realised in a way which accords with the management recommendations and conservation policies provided for nearby heritage places and achieve the aims and objectives of the proposed transitions recommended to Council by the Urbis Report on Heritage without the necessity for low height stepped built form at this transitional location

The height, density and general form indicated in the Urban Design Study and the planning proposal and site specific development control plan that follows those characteristics are likely to have a negligible and acceptable impact in heritage terms.

A Statement of Heritage Impact should accompany any future formal development option for the site in accordance with the guidelines of the NSW Heritage Office publication, Assessing Heritage Impacts.

It is therefore appropriate that Council progress the amendments as set out in the Planning Proposal in the light of this assessment which finds that there will be no significant heritage implications of the outcome.



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